025.0	0005	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,139,000	/	1,139,000
USE VALUE:	1,139,000	/	1,139,000
ASSESSED:	1,139,000	/	1,139,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYBERG JONATHAN M &
Owner 2:	DOLAN SARA
Owner 3:	
Street 1:	P.O. BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURNS JOHN J JR & -
Owner 2:	BURNS JOANNE F &MALOY PAUL/TRS -
Street 1:	11 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 2838 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	683,000		456,000	1,139,000
Total Card	0.115	683,000		456,000	1,139,000
Total Parcel	0.115	683,000		456,000	1,139,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.41 /Parcel: 401.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 16903

GIS Ref

GIS Ref

Insp Date 09/09/17

!2075!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	683,000	0	5,000.	456,000	1,139,000		Year end	12/23/2021
2021	104	FV	653,900	0	5,000.	456,000	1,109,900		Year End Roll	12/10/2020
2020	104	FV	654,100	0	5,000.	456,000	1,110,100	1,110,100	Year End Roll	12/18/2019
2019	104	FV	472,100	0	5,000.	484,500	956,600	956,600	Year End Roll	1/3/2019
2018	104	FV	472,100	0	5,000.	353,400	825,500	825,500	Year End Roll	12/20/2017
2017	104	FV	376,500	0	5,000.	307,800	684,300	684,300	Year End Roll	1/3/2017
2016	104	FV	376,500	0	5,000.	262,200	638,700	638,700	Year End	1/4/2016
2015	104	FV	334,100	0	5,000.	256,500	590,600	590,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:00:37

LAST REV

Date	Time
10/23/17	08:48:26
ekelly	

PAT ACCT. 2075

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS JOHN J JR	68503-563		11/30/2016	Estate/Div	387,500	No	No		Joanne Burns d.o.d. 2/7/2016 bk 68503 pg 559.
BURNS JOANNE F/	68503-562		11/30/2016	Estate/Div	387,500	No	No		
BURNS JOHN J JR	64443-269		10/31/2014	Convenience	1	No	No		
BURNS ANNE	28146-10		2/4/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	16903
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	580 &579	Insulate	8,690	C				
1/11/2017	38	Inter Fi	20,000	O				
1/10/2017	37	Inter Fi	20,000	O				
9/23/1998	667	Alterati	5,000					REMODEL HOUSE
4/13/1998	185	Temp Tra	4,000					TEMP MOBILE HOME
8/8/1996	367	Manual	9,900					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2017	MEAS&NOTICE	KB	Kevin B
8/24/2017	Measured	DGM	D Mann
8/24/2017	Permit Visit	DGM	D Mann
8/24/2017	Left Notice	DGM	D Mann
3/21/2017	SQ Returned	MM	Mary M
4/29/2009	Measured	163	PATRIOT
9/30/1999	Meas/Inspect	264	PATRIOT
8/9/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06600630
Const Adj.:	0.98000199
Adj $ / SQ:	188.044
Other Features:	169500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765670
Depreciation:	82692
Depreciated Total:	682977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	15	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

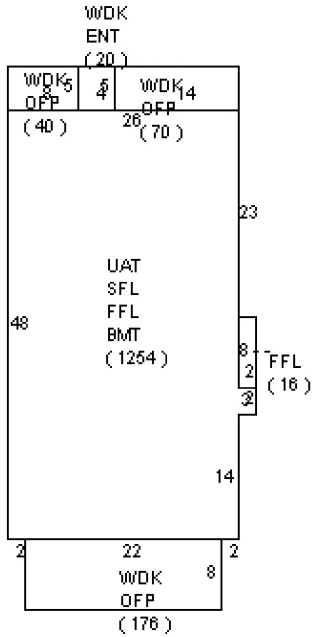
No Unit	RMS	BRS	FL
1	7	4	
1	8	4	
Totals			
2	15	8	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	188.04
Special Features:	0	Val/Su Net:	145.20
Final Total:	683000	Val/Su SzAd	270.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,270	188.040	238,816
BMT	Basement	1,254	56.410	70,742
SFL	Second Floor	1,254	188.040	235,807
UAT	Upper Attic	314	131.630	41,266
WDK	Deck	306	9.080	2,779
OFP	Open Porch	286	21.820	6,242
ENT	ENTRY	20	25.870	517
	Net Sketched Area:	4,704	Total:	596,169
Size Ad	2524	Gross Area	5644	FinArea 2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	